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The McKinley Herald.

VOL. III, No. 1. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. JANUARY, 1907.

WORK ON THE MANIGUA ORANGE GROVES.

3,000 Trees Planted; 6,725 More to be Set Out in January—Busy Days at McKinley—Big Planting Now Under Way.

These are busy days at McKinley. Tne shipments of budded orange and grape-fruit trees are arriving constantly, and tree-planters, ploughmen, staking gangs, clearing corps, teamsters are all working at top-notch speed to get the trees set out on the 300-acre section of the Groves Tract, destined to be planted this winter.

We closed our report of work on tne Manigua groves in the December HERALD, with the statement that the first 3,000 trees of the big 18,000-tree order, had been shipped to McKinley. These trees arrived the last week in November and within four days had been set in rows in their permanent places in the Groves Tract.

Our Isle of Pines management then announced that they were prepared to handle shipments of 3,000 to 4,000 trees every eight days, so a second shipment of 4,025 left the Buckeye nurseries at Tampa, Florida, on December 15th; a third of 1,700 trees went forward December 21st, and a fourth of 1,000 left Tampa on December 29th, all from the same nursery.

These four shipments aggregating 9,725 is the larger proportion of our scheduled planting of 18,000 trees, and the setting out of the trees will probably occupy our working force until February 1st, in which month the remaining 8,275 trees will be delivered and planted.

In the December issue of the HERALD we gave a list of the varieties comprising the first shipment of 3,000 trees. Below are the varieties of the second and third shipments in order:

SHIPMENT OF DECEMBER 15TH.

(All trees of standard size; 3-year roots, 1-year budded.)

Boone's early orange	727
Pineapple orange	800
Parson Brown orange	498
Marsh seedless grape-fruit	400
Walter's grape-fruit	1,600
Total number of trees	4,025

SHIPMENT OF DECEMBER 23D.

Pineapple orange	400
Marsh seedless grape fruit	1,100
Silver Cluster grape-fruit	200
Total number of trees	1,700

PLANTING OF THE TREES.

As stated above the first shipment of 3,000 trees was set out by November 29th. Our working force was well organized, and under the direction of General Manager Tolksdorff and Supt. Hillman the work was speedily done.

The Groves Tracts, on which these trees were planted, were as follows. (See diagram of Manigua Groves p. 4):

Grove 27	5	acres
" 37	5	"
" 38	2½	"
" 48	5	"
" 58	5	"
" 68	5	"
" 88	5	"
Total	32½	acres

set to 3,000 trees.

OTHER GROVE WORK.

Meantime the work of preparing the remaining land for the second and subsequent shipments has not been neglected.

Ploughing harrowing and staking the tree rows, where the trees are to be set has been pushed rapidly, and under date of December 15th, Manager Tolksdorff reports the following Groves Tracts in various stages of preparation:

GROVES TRACTS PLOUGHED, HARROWED AND STAKED READY FOR PLANTING.

Grove 45	5	acres
" 55	5	"
" 65	5	"
" 75	5	"
" 85	5	"
" 86	5	"
" 97	5	"
" 98	5	"
Total	40	acres

The following Groves Tracts had been ploughed and harrowed, and only required staking:

Grove 25	5	acres
" 46	5	"
" 56	5	"
" 66	5	"
" 76	5	"
" 87	5	"
" 96	5	"
Total	35	acres

In the same report the following acreage was reported as ploughed, harrowing and staking still being required:

Grove 7	5	acres
" 8	5	"
" 17	5	"
" 78	3	"
Total	18	acres

The work on the remaining acreage, Manager Tolksdorff writes, consists mostly of stump removal, and a gang

(Continued on page four.)

Photo by Manager Tolksdorff

FOUR YEAR OLD CULTIVATED ORANGE TREE near McKinley, Isle of Pines, photographed Oct. 1906. There are 68 oranges in sight, and as many more on the other side of the tree, making one box.

Photo by Manager Tolksdorff

ORANGE TREES ARRIVING AT McKINLEY, NOV. 25, 1906.—There were 3,000 trees in this shipment, four teams being used to haul them. They were all planted on the big groves within four days after they arrived.

SEC'Y COMSTOCK VISITS McKINLEY

WORK OF THE COMPANY AND COLONISTS PROGRESSING RAPIDLY.

Entertaining Account of Life on the Isle of Pines.

[EDITORIAL NOTE: Secretary Marc W. Comstock, of the Tropical Development Company, who as announced in the December HERALD, paid a visit to McKinley, has just returned, and at the suggestion of the editors of the HERALD, contributes the following account of his trip for the benefit of our readers.

Mr. Comstock is of the firm of Hull & Comstock, well-known Buffalo attorneys, and has acted as secretary of the Tropical Development Company since its incorporation.]

Having waited over in Havana from a Monday morning until the following Wednesday afternoon, I had quite come to accept the Spanish language,—undeniably musical and pleasant to the ear,—as a necessary accompaniment of my whole trip. How unprepared was I, therefore, for the early demonstration that the Isle of Pines is first, last and always an American settlement. It happened in this way: Following in the footsteps of a picturesquely-clad little native who carried my bag, I had scarcely reached the deck of the "Cristobal Colon" at the Batabano wharf, when, by the hum of conversation in "good United States" it was borne in upon me that I was indeed once more among countrymen.

In a trice I was introduced to a dozen good Americans, men and women, some now permanent residents of the Isle of Pines and others going over to spend the winter. So, unless, indeed, it were in the conversation of the cook and the cabin-boy down in the dining-salon of the "Colon" (where, by the way, I had an appetizing supper and breakfast long to be remembered), I heard no more conversation in the Spanish language than one would hear on a pleasant summer evening making a trip on the steamer to Crystal Beach, near Buffalo.

And, speaking of summer evenings, the beauty of that night as we steamed out of Batabano into the calm waters of the Caribbean under the light of the full moon, was beyond words to describe. I sat on the deck until after midnight enjoying the wonderful softness of the air and the glory of the tropic sea breaking in foam from the bows of the steamer and shimmering in the moonlight.

View of Island from the Sea.

Next morning, just at sunrise, lo, from my stateroom window I caught a glimpse of the green wooded "cays" or islets lying just off the coast of the Isle of Pines and between which is charted the "English Channel." There they lay, shining in the sunlight with the blue mountains of the Isle itself rising hazy in the distance, so lovely a sight as to seem more a dream than a reality. Perhaps, I thought, on such a morn as this, Columbus, after all his weary days and sleepless nights

(Continued on page five.)

The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 304 MOONEY BLDG., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

JANUARY, 1907.

Happy New Year!

East McKinley!

Watch us grow!

Two years old this month!

What's your tract number?

Oranges are ripe in the Isle of Pines.

Pick out your tract today, if you haven't already done so.

No interest on installment payments.

Now is the time to make your purchase.

Three hundred acres of grove will be completed this winter—27,000 trees! That will help some.

Pretty near as rapid growth as our trees are making.

No "cold weather diseases" at McKinley—nor "hot weather" ones, either.

It's a good thing to own a piece of land in the Isle of Pines.

No "hit or miss" development at McKinley—thanks to our big 500-acre groves.

Get your tract at once before the price advances. Only 1,000 acres at $30!

The religious and song service at the headquarters are much enjoyed, and everyone hopes they will be continued.

Early payments from our Bondholders mean the early completion of our work at McKinley. Let's start the new year right.

Don't forget to commemorate McKinley Day by wearing a carnation (his favorite flower) on January 29th.

McKinleyites know a good thing when they see it. This is proven by the way our settlers and investors are buying East McKinley land.

Our Bonds are absolutely non-assessable—that is to say, under no circumstances can you be made to pay more for Bonds (or land) than the agreed price.

Land is now selling at $27 an acre cash or $30 an acre on easy payments at East McKinley—the first 1,000 acres only at this price.

Our 500-acre Groves are the biggest enterprise on the map of the Isle of Pines.

We give all purchasers the right to exchange their land, as explained in our circular. That's fair, isn't it?

You can take your choice of any unsold or unreserved tract on the East McKinley map at $30 an acre—all tracts guaranteed high, dry and tillable.

Strawberries and tomatoes are in season now—$1.50 a basket and 10c a pound. Come high, don't they? Wonder how many baskets or pounds you can raise on an acre?

"None of that stiff, heavy Cuban soil for me," says a market gardener who made $231 on 1½ acres of raspberries last summer out at Painesville, O., near Cleveland. "A sandy loam is what I need—something I can work up." That's what we have at McKinley.

Secretary Comstock quotes some interesting figures on the profits which Isle of Pines growers are getting for their oranges and grape-fruit. Read his article in this issue of the HERALD.

Aren't we McKinleyites the lucky pioneers. Look at those poor devils of settlers on the "Rosebud" (!) reservation, out in Nebraska, offering $20 a ton for coal, and unable to get it at that. ("Come out of the sun, brother, you're getting tanned!")

Choice of tracts in East McKinley? You can shut your eyes and pick out any ten-acre tract on the map and know you have a good one, as Sam Corbin said of the original tract.

"What do you lose if you lapse?" Why, bless your heart, this isn't one of those grab games! We don't want a dollar of your money without giving you value for it. If you should have to stop your payments, you will get Bonds, lots and land, depending on how much you have paid in.

There has been a great spurt in the sale of Bonds and land in the original McKinley Colony since we opened East McKinley. That map with the names printed in red seemed to hit the spot, too. The Bonds will be all sold soon at this rate. Only a few hundred left, anyhow.

Photo by Manager Tolksdorff

ARTISTIC INTERIOR OF MR. R. G. PARSONS' NEW HOUSE, TRACT 184, McKINLEY COLONY.—Mr. Parsons and Mr. R. H. M. Hopkins have a considerable acreage which they are improving.

THE "P. & H." PROPERTIES

ONE OF THE MOST IMPORTANT PRIVATE ESTATES IN McKINLEY COLONY.

Second Annual Inspector Mr. R. H. M. Hopkins, and Mr. R. G. Parsons, the Proprietors.

Our Bondholders and readers will remember the beautiful series of views of vegetable growing and poultry farming, which appeared in our portfolio "McKinley in the Making" for 1905-6.

These were alluded to as the activities on the "P. & H." properties, as the several tracts in the McKinley Colony owned by Messrs. R. H. M. Hopkins and R. G. Parsons are familiarly known in the McKinley Colony.

In this issue of the HERALD we reproduce two photographs of the beautiful home, recently completed, on Tract 184, and which is now the residence of Mr. R. G. Parsons, the McKinley representative of the partnership.

Both Messrs. Hopkins and Parsons are Buffalo men, and among the earliest investors in the Bonds of the Tropical Development Company. The tracts which these gentlemen and their immediate relatives hold are Nos. 165, 169, 182, 183, 184, part of 185, and the eastern 5 acres of 296, McKinley Colony.

Their purchases of Bonds were made in December, 1904, and in May of the succeeding year the two partners paid McKinley a flying visit. Mr. Parsons at that time held an important political position in the Buffalo city administration, being private secretary for the Commissioner of Public Works, Col. Ward.

Mr. Hopkins, who has recently been elected as second annual inspector for the Bond and Contract-holders of the Company, is the manager for the firm of Scatcherd & Son, prominent lumber dealers of this city.

The result of their first visit to McKinley was so satisfactory that on their return Mr. Parsons resigned his position, and in August, 1905, removed with his family, consisting of Mrs. Parsons and two sons, and proceeded with the development of the estate at McKinley.

During the first year of their residence in the Isle of Pines, Mr. Parsons and family lived in tents, which were erected in a novel, but thoroughly comfortable manner, three tents being placed on a platform 16x64 feet, and joined so as to form living and sleeping rooms for the family. The platform was elevated several feet from the ground, and in the mild climate of the Isle of Pines made a very comfortable and airy home, which the occupants were loath to leave when their new and beautiful cottage was finished in the fall of this year.

A complete farm equipment was purchased as soon as Mr. Parsons was settled, and in the fall and winter of 1905 a very satisfactory crop of vegetables, including egg-plant, tomatoes, cabbages and peppers, was grown.

In the summer of 1906 work was commenced on the house, and this was built in a most substantial manner, a floor of solid concrete being first laid, which is the foundation for the whole ground plan of the house itself, as well as for the ten-foot veranda which surrounds it on all sides, and connects with a roomy kitchen, which although detached from the house proper, is also fitted, as is the covered gallery that connects the two buildings, with the same solid concrete flooring.

The house proper is built one-story high, and covers a space of 35x24 feet. It is divided into five rooms, the entrance giving into a spacious hall or living room. It is finished in native pine, beautifully veined, and is furnished in exquisite taste. On the whole, it is one of the most attractive homes in the Isle of Pines, and an evidence of what a faultless taste can accomplish in the way of home-making at McKinley.

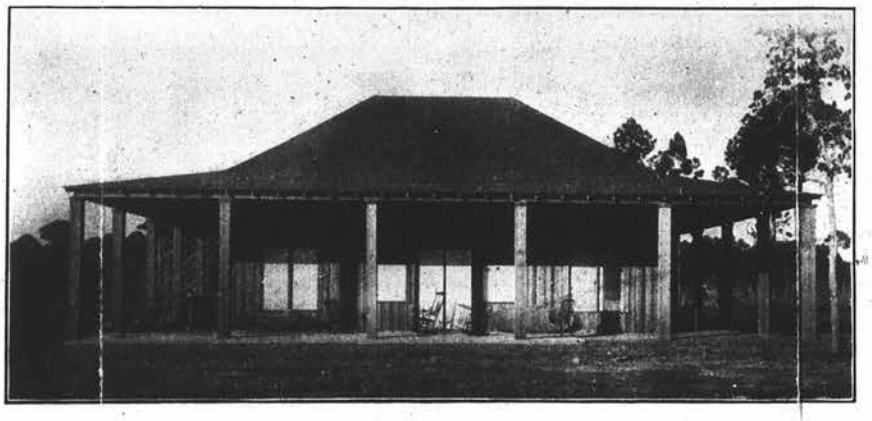
A photograph which faithfully reproduces the family living rooms is printed on this page, and another showing the front of the house.

Near the house is a roomy barn for the accommodation of the pair of mules and the pony, which constitute the live stock on the estate.

This barn is admirably planned, containing several box stalls, a carriage and tool room, where are kept a large assortment of carpenter and farming tools. A cottage for a foreman has also been erected near-by. The family now resident in this cozy home consists of Mr. and Mrs. Parsons, Mrs. Fobes, Mrs. Parsons' mother, and Mr. Parsons' two sons, Masters Vey and Douglass Parsons. Mr. Leo Hopkins, son of Mr. R. H. M. Hopkins, is now also visiting his friends and will spend the winter at McKinley.

The work on the estate this winter consists mostly of land clearing, as Mr. Parsons is preparing about 12 acres for planting of citrus trees.

The partners will set out about 1,000 trees this winter, one-third of which will be grape-fruit, one-third oranges, and one-third lemons. A vegetable garden has also been planted.



FRONT VIEW OF HOUSE ON PARSONS & HOPKINS ESTATE, TRACT 184, McKINLEY COLONY.

There are about eight square miles in the McKinley Colony, and it is owned now by upwards of 500 Americans. Allowing only four to a family, this will give the Colony 2,000 population when all our investors are settled at McKinley. The population per square mile will then average 2,000 divided by 8 or 250! When you remember that Cuba has a population of only 35 per square mile, New York State 135, Ohio 93, and Illinois 87, it shows how splendidly the McKinley Colony has been planned and developed.

DEEDS FOR BONDHOLDERS.

Many Take Advantage of Ten Per Cent Discount Offer.

Since our last list was printed the Tropical Development Company has given deeds for land at McKinley to the following purchasers who have paid in full for their Bonds:

No. 28. Daniel E. Rudd, Guelph, Ontario, Can. Tract 108, 10 acres.

No. 29. Alexander R. Manson, 136 Twenty-second avenue, N., Seattle, Wash. Southern 3 acres of Tract 214. Mr. Manson was the first buyer of our Bonds, having made his purchase on the day we opened our doors for business, Oct. 31, 1904. He was then living in North Tonawanda, N. Y.

No. 30. J. Frederick Slocum and George H. Whitwell, Ellicott Square, Buffalo, N. Y. Tract 144, 10 acres.

No. 31. George A. Otis, 290 Norfolk avenue, Buffalo. Tracts 272 and 287, 6 7-10 acres.

No. 32. Hugh B. Telfair, 20 Porter avenue, Batavia, N. Y. Tract 202, 10 acres.

No. 33. Henry Heins, 1397 Bedford avenue, Brooklyn, N. Y. Northern 5 acres of Tract 52.

No. 34. William C. Johanning, 151 Johnson street, Buffalo. Three acres of Tract 388, adjoining the northern 3 acres.

No. 35. Charles T. Scholey, 93 Grant street, Buffalo. Northern 5 acres of Tract 153.

No. 36. William F. Stetson, Cherry Creek, N. Y. Western 5 acres of Tract 111.

No. 37. Eugene Davis, 36 Breckenridge street, Buffalo. Northern 4 acres of Tract 40.

No. 38. Miss Mary J. Gill, 919 Jefferson avenue, Detroit, Mich. Northern 3 acres of Tract 214.

No. 39. George J. Wheeler, 72 Forest avenue, Buffalo. Northern 5 acres of Tract 315 (second purchase).

No. 40. Judson I. Jewell, Blasdell, N. Y. Tract 48, 10 acres.

The Temperature for November, 1906, at McKinley.

The following temperature tables have been sent to the HERALD from daily readings of the thermometer, as recorded by Dr. J. M. Harris, who is located on Tract 298, McKinley Colony.

These figures make mighty interesting reading on a day when the ground is covered with slush and snow outside, and the air is so thick with fog and fine snow particles that the office has to be lighted up at 3 o'clock in the afternoon, as it is to-day, Dec. 27th.

The thanks of the editors of the HERALD are returned to Dr. Harris for his courtesy and a continuance of the reports is solicited.

The following is the record:

DATE.	MORNING.	NOON.	EVENING.
1st	75 deg.	83 deg.	80 deg.
2d	76 "	82 "	78 "
3d	72 "	80 "	76 "
4th	74 "	80 "	77 "
5th	72 "	75 "	72 "
6th	68 "	70 "	71 "
7th	68 "	80 "	76 "
8th	74 "	79 "	75 "
9th	70 "	77 "	74 "
10th	72 "	78 "	75 "
11th	62 "	77 "	75 "
12th	60 "	76 "	73 "
13th	63 "	75 "	73 "
14th	58 "	76 "	72 "
15th	63 "	83 "	78 "
16th	66 "	82 "	76 "
17th	75 "	83 "	80 "
18th	76 "	84 "	80 "
19th	77 "	83 "	80 "
20th	72 "	82 "	79 "
21st	76 "	82 "	78 "
22d	74 "	82 "	80 "
23d	74 "	82 "	80 "
24th	74 "	80 "	78 "
25th	75 "	80 "	80 "
26th	72 "	81 "	78 "
27th	74 "	81 "	77 "
28th	72 "	78 "	74 "
29th	70 "	76 "	72 "
30th	70 "	75 "	73 "

Average for the month, 76 11-18 degrees.

A. B. YOUNG
First Annual Inspector

R. H. M. HOPKINS
Second Annual Inspector

FIRST AND SECOND ANNUAL INSPECTORS

We take pleasure in reproducing herewith photographs of Messrs. A. B. Young and R. H. M. Hopkins who have been elected respectively as first and second annual inspectors by their fellow bondholders.

Both are Buffalo men, natives of this city, and have been for years prominently identified with its social and business life. Both were early investors in the bonds of the Tropical Development Company, and have invested heavily in the improvement of their estates in the McKinley Colony, in the upbuilding of which they have been important factors.

Mr. Young was elected first annual inspector in the election of December, 1905, and served for one year from that date.

In the second election, as announced in another column, Mr. Hopkins was chosen, and will serve for the year 1907.

We feel sure that our readers will be interested in the brief sketch of these two gentlemen which follows:

Mr. Albert B. Young, whose picture appears above, was born in Buffalo, N. Y., in 1848, and is now 58 years of age.

Mr. Young has achieved marked success in his business career and is now the president and active head of the Cling Surface Co., of 1048 Niagara street, this city, a company which does a large domestic and foreign business in the manufacture of Cling-Surface.

Mr. Young was an early investor in the Bonds of the Tropical Development Company, and now holds tracts 187, 188, 207, 190, 191 and 173, McKinley Colony. Besides these personal holdings Mr. Young's brothers, Messrs. George F. and Charles F. Young, who have resided at McKinley since the summer of 1905, have purchased 28 Bonds between them.

Work was commenced on the Young brothers' property at McKinley in September, 1905, and in the winter of 1905-6 thirty-six acres on tracts 173, 188, 190, 206, 207 and 224, McKinley Colony, were set out as an orange and grape-fruit grove. A comfortable home was erected on Tract 208.

The family circle at McKinley now consists of Mr. and Mrs. George Young, Mr. George Young, Jr., Mr. Charles F. Young, and Miss Annie Knight, a sister of Mrs. Young.

The Young estate is one of the best improved in the Colony, the trees are making a fine growth, while such general farming as pineapple and vegetable growing are also engaging the attention of the owners.

Mr. Young is one of the most enthusiastic McKinleyites, and since his investment has made two trips to the Colony.

His term of office ended Dec. 1, 1906, when the election for Second Annual Inspector resulted in the selection of Mr. Hopkins.

Mr. R. H. M. Hopkins, who was chosen to fill the office of Second Annual Inspector, is also a Buffalonian, and was born in this city in 1852. He is therefore 54 years of age.

Mr. Hopkins has been associated for 35 years with the firm of Scatcherd & Son, dealers in hardwood lumber, of which firm he is now manager, with offices at 886 Ellicott Square, this city.

Mr. Hopkins was an early and large investor in the Bonds of the Tropical Development Company, and has done much to develop his property at McKinley, which is now one of the show places of the Colony. The estate at McKinley has been under the personal direction of Mr. Hopkins' partner, Mr. R. G. Parsons, and includes tracts 165, 169, 170, 182, 183, 184, part of 185, and eastern 5 acres of 296, McKinley Colony.

An extended account of this property is given in another column of this issue of the HERALD, and two photographs of the beautiful home, recently erected on Tract 184, are also shown.

Heretofore Messrs. Hopkins and Parsons have devoted most of their development work to vegetable growing and poultry raising, but they are now planning an extensive planting of citrus trees, for which the land is now being prepared.

Mr. Hopkins has paid several visits to McKinley and has many friends there.

In the election recently held, he was chosen as Second Annual Inspector, and entered upon his term of office Dec. 1, 1906. The term is for one year.

Mr. Hopkins expects to visit McKinley on his tour of inspection in February, and his report will appear in an early number of the HERALD.

On his way south he will travel via Florida, where he will have an opportunity of viewing many of the groves now in bearing in that State at their busiest season.

Election of the Second Annual Inspector.

Mr. R. H. M. Hopkins has been elected second annual Inspector for the holders of Bonds and contracts for bonds of the Tropical Development Co.

There were five candidates, each holder of Bonds or contracts, who wished to become a candidate, being given the opportunity of doing so.

Circulars were prepared by the candidates and mailed by the Company to all Bond-holders on November 10th, and the polls closed December 1st, at 6 p. m., in Buffalo and at McKinley. The following was the result of the election: Mr. R. H. M. Hopkins received 99 votes, Mr. A. B. Young 97 votes, Dr. H. L. Gillette 35 votes, Mr. Chas. Oberlander 34 votes, and Prof. W. V. Graves 13 votes. The total number of votes cast, 278.

The total number of our Bond-holders was about 460, so that not quite two-thirds of those entitled to vote took part in the contest. Each Bond-holder had one vote irrespective of the number of Bonds held by him.

Mr. Hopkins will leave for McKinley in February and upon his return, his report will be printed and mailed to all holders of Bonds and contracts.

Mr. Hopkins is highly spoken of by all his friends and will no doubt make an excellent Inspector. His term of office is for one year from the date of his election.

An Interesting Letter.

BLASDELL, N. Y., Dec. 26, 1906.

H. S. Risley, Esq., Land Commissioner, Tropical Development Co., Buffalo, N. Y.:

DEAR SIR—I have just returned from a visit to the McKinley Colonies, and write to say that I was very much pleased with what I saw there. I purchased 23 of your Profit-sharing Gold Bonds nearly two years ago, with which you allotted me as a bonus tracts Nos. 221, 222, 239 and 240 McKinley Colony. I had never seen my land until I visited McKinley this month, but I was glad to find that it was exactly as you represented it to me. I have had three acres planted in orange trees and will have 12 acres more planted this winter. I look forward to moving down as soon as possible. The colonists seem to be getting along well and are making good progress in getting their land cleared up and planted. While in the Island I visited orange groves that have been planted long enough to be in bearing and saw trees from which fruit was being shipped. I was especially impressed with the quality of the Isle of Pines grape-fruit. One tree was pointed out to me from which 7½ boxes had been harvested and sold at a net profit of $2.17 per box. This is about twice as much as you figure in the prospectus from the sale of fruit. This grape-fruit is the finest I have ever eaten, and was so sweet that you did not have to use sugar on it at all. The grower of this fruit—a Mr. Mason—would not ship any fruit of smaller sizes than 80 to the box. Most of his fruit ran sixty to the box. I see no reason why our big groves at McKinley should not do quite as well, in which event they should be a very profitable investment to all of us. The climate of the Isle of Pines is fine, and the health of the settlers was excellent.

Wishing you a happy and prosperous New Year, I remain,

Yours very truly,
M. J. PAYNE.

Freeze in Florida.

As we go to press with this number, another freeze is reported in Florida. Full returns have not been received, but the orange and grape-fruit crop is said to be greatly damaged and in many sections the vegetable crop wiped out. Another proof of the advantage of locating in the frostless climate of the Isle of Pines.

How Thanksgiving was Celebrated at McKinley.

McKinley, Isle of Pines, Dec. 6, '06.
The Tropical Development Co.,
403 Main St., Buffalo, N. Y.

A few weeks ago my husband sailed from New York intending to stop off in Cuba, and if the situation there pleased him I was to follow in a few days. He landed in Havana the last of September and at once began an investigation in the country as well as the city. He was well pleased with the prospect, but one day he chanced to meet the manager of The Tropical Development Co., Mr. Tolksdorff, from the Isle of Pines, who advised him to visit here before deciding where to locate. He painted the little Island in such glowing colors my husband became interested an' promised to follow in a few days. On his arrival here, he found the promising future of this place had not been magnified in the least, and was so delighted with the proposition that he decided to remain here, and I followed him some six weeks later. The climate here cannot be surpassed. To-day is like a June day in the States and many a family have eaten their noon-day lunch from a table set on the veranda. We have no need of a "Dowie" here, for the climate does wonders with its cures. Some of them sound like miracles of Bible times. I have personally met a man who was cured of rheumatism in less than one year.

We are both so well pleased with the Island that we will purchase a tract soon, and have decided to make this our home.

McKinley is a very busy place. Every one available is at work on the Grove getting the last shipment of trees planted. Then there is cultivating to be done and the orange trees already planted must be cared for, but not the least important among the happenings at McKinley are the social events that occur now and then.

It was decided to celebrate Thanksgiving Day on Sunday following Nov. 29th, so two or three young pigs were ordered and a feast was spread. Here at McKinley we do not have to rely on anything so ordinary as roast turkey, but can have instead a good gamey razorback. You can imagine that Jamaica Sorrel would go well with roast pig, and then, too, pumpkin pies were particularly in evidence and they were good, too, as a certain young man, who ate nine generous pieces can testify. Unfortunately after dinner he was too indisposed to be interviewed on the subject.

Our dining-room had been transformed by Mr. Black into a beautiful palm garden and thirty-six people were seated at one time. The following were those present:

Mr. and Mrs. E. C. Knight, E. C. Knight, Jr., Miss Annie Knight, E. E. Tolksdorff, Mr. and Mrs. George Young, Mr. Charles Young, Mr. and Mrs. Parsons, Mr. Douglas Parsons, Master Vey Parsons, Mrs. Fobes, Mr. Garden, Mr. and Mrs. McMullen, Mr. and Mrs. Cleland, Miss Olive Cleland, Ralph Cleland, Mr. and Mrs. Brown, Mr. and Mrs. Aiken, Mr. and Mrs. Booth, Mr. and Mrs. Woodworth, Mr. E. Woodworth, Master Walter Woodworth, Mr. and Mrs. Good, Mr. and Mrs. Jake Werner, Miss Nelda Werner, John Spewock, Mr. and Mrs. Heller, Miss Marion Heller, Master Clifford Heller, Mr. Fetter, Mr. Nixon, Mr. Hubbard, Mr. Dunning, Bruno Dannenberg, Mr. Nelson, Mr. and Mrs. Butler, Mr. Reed, Mr. Hillman, Mr. Hopkins, Mr. W. C. Black, Mr. Thompson, Mrs. Ford, Master Raymond Ford, Master Roy Ford, Mr. and Mrs. Payne and two children, Mr. J. Payne, Mr. McNeil, Mr. Rockwood, Mr. H. C. Palmer, Dr. J. M. Harris, Mr. Geo. Widner.

After dinner was over we had our usual meeting. Every Sunday afternoon a song and praise service is held at the Grove House.

We devoted the hour to words and songs of thanksgiving, and a vote of thanks was given our able and much-appreciated manager, Mr. E. Tolksdorff, for his kind assistance, and each one departed with a light heart and a full stomach.

Very truly,
M. L. Danforth.

Photo by Manager Tolksdorff

INTERIOR VIEW OF GENERAL STORE, located in the Grove House, McKinley, owned and managed by Mr. Chas. F. Fetter, formerly of New Philadelphia, Ohio. Mr. W. C. Black appears in this picture.

Departures for McKinley.

Mr. and Mrs. A. Manning of Spokane, Washington, stopped in Buffalo early in December, en route to the Isle of Pines.

Mr. Manning is a part-owner of Tract 150, McKinley Colony, and he and Mrs. Manning will pass the winter there. Mr. Manning expects to have his tract cleared while at McKinley.

Mr. Quintin MacQueen of St. Catherines, Ontario, who recently purchased Tract 414, McKinley Colony, sailed from New York on December 19th for the Isle of Pines. Mr. MacQueen is an experienced carpenter and builder and expects to make his home in the Isle of Pines. He will put his property under immediate cultivation.

Capt. J. M. Drake, president of the Drake Coal Company, of Cleveland, O., one of the largest soft coal operators in the Buckeye State, left for McKinley December 12th, accompanied by his daughter, Miss Minnie A. R. Drake, as announced in the November Herald. Capt. Drake is one of the most prominent and highly esteemed business men of Cleveland, having been actively identified with the growth of the city during the past 35 years. He was an officer of an association of coal operators of which the late Senator Marcus A. Hanna was president and was present at the trial of a lawsuit brought by Mr. Hanna's association in which that famous politician and business man first met the young lawyer who subsequently became President McKinley. Mr. McKinley won the case against Mr. Hanna's association, but handled his side of it with so much skill and tact as to gain Mr. Hanna's unqualified admiration, the friendship which ensued between the two men continuing until that final fatal day at Buffalo in September, 1901. Capt. Drake became interested in the Isle of Pines through the Cleveland office of the Tropical Development Company, and, being anxious to escape the rigors of future winters in the lake region, he purchased 18 of the Company's Bonds for Miss Drake, selecting as the land bonus therewith tracts 423 and 433 in the McKinley Colony and certain lots in the town-site. During their sojourn at McKinley, Capt. Drake and Miss Drake will be guests of Mr. and Mrs. R. W. Dunning at the "Orchid in the Pines," Tract 263, McKinley Colony. Capt. Drake expects to have Miss Drake's tracts cleared and planted during the winter.

Mr. Adam Regel, originally from Erie County, N. Y., but for many years a resident of Cleveland, where he has been extensively engaged in building operations, left for McKinley last month, going by the Ward Line. Mr. Regel will make himself at home on Tract 153, and Mr. and Mrs. McMullen, Tract 179, Ohio Avenue (as Mr. Mac calls it) will gain another good neighbor. Mr. Regel will make a big hole in the woods on No. 153 this winter, and, having cleared hardwood timber land in Erie County as a boy, where the trees grew "as thick as hairs on a dog's back," as he says, Mr. Regel has no misgivings about the result of his clearing operations.

Mr. Elmer L. Ellsworth of Cleveland, a thoroughly experienced carpenter and a woodsman by training and choice, left for McKinley December 19th. Mr. Ellsworth is one of the first purchasers in East McKinley, having bought tracts 259 and 270, comprising in all 23.3 acres, which he took in connection with three of the Profit-sharing Gold Bonds of the Tropical Development Company. Mr. Ellsworth will proceed to clear his property and put up a house. He is a hustler and will set a good, fast pace for other East McKinleyites to follow.

Mr. N. C. Parker of Cleveland left on December 19th for McKinley in company with Mr. Ellsworth, going by Ward Line from New York. Mr. Parker is also one of the first of the big delegation who will make things lively across the Del Medio this winter, his tract being No. 269, East McKinley. He and Mr. Ellsworth will probably "batch it" for a while until each gets his house up.

Dr. G. M. Furlong, a well-known member of the Ohio dental profession, left for McKinley on December 20th to inspect his property, viz., tracts 216 and 217, comprising 21 3-10 acres of the choicest land in the East McKinley Colony. Dr. Furlong is thoroughly familiar with Florida, where he has spent a great deal of time, and will, therefore, be peculiarly well qualified to discern the great advantages which the Isle of Pines enjoys over the so-called "Land of Flowers." When Dr. and Mrs. Furlong decide to take up their permanent home at McKinley their presence in the Colony will add much to the enjoyment of its social life, as they are people of culture and refinement and desirable members of any community.

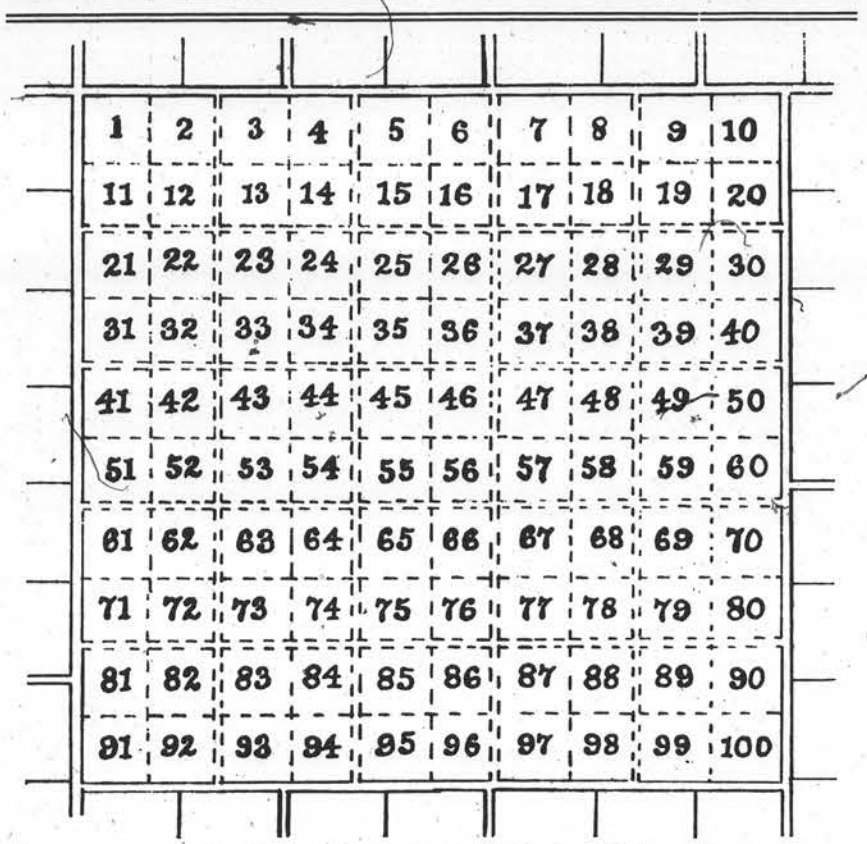


Diagram of the Manigua Groves, showing division into 100 5-acre Tracts.

WORK ON THE MANIGUA ORANGE GROVES.

(Continued from page one.)

of natives having been detailed for this work it is progressing rapidly.

Manager Tolksdorff writes enthusiastically of the way in which our Bond-holders, living at McKinley, have pitched in and worked during this busy period.

"The American settlers," he writes, "living at or near the Grove House have been helping in the grove work, and the experience, especially the planting, has been most instructive and useful to those who will soon be setting out their own groves.

"It is a pleasure to see how these gentlemen have turned to outdoor work, like piling and burning brush. It's healthy work, too, and everybody seems to enjoy it.

"The weather is beautiful, bright and sunny, with only enough rain to lay the dust.

"The roads between the various five-acre groves of the Manigua Groves Tract are being given attention as the increased planting closes the short cuts heretofore in use."

Under date of December 17th Manager Tolksdorff ordered 15 tons of high-grade fertilizer from Swift & Co., which will be used to start the trees after they are set out. Planting will probably be continued to the last of February, though the Isle of Pines force is working at high pressure and we would not be surprised if they completed the planting of the 18,000 trees (bringing the total number of trees set out to 27,000) before that time.

SECRETARY COMSTOCK VISITS McKINLEY

(Continued from page one.)

of watching, looked out to seaward, then, scarce believing his eyes, gazed a second time and saw with beating heart, the reward of all his dreams, his blessed isle, San Salvador, lifting its fronded palms in air.

In an hour or two we were threading our way up the winding river toward the first landing. Suddenly, as we rounded a curve of the stream, we caught sight of the picturesque Spanish warehouse at the dock, with a big, beautiful cabbage palm maintaining solitary guard near-by, and, glorious to behold, floating from the top of a tall, slender shaft, "Old Glory" kissing the morning breeze! It seemed almost to speak to us the first words of welcome to the Isle of Pines. The enthusiastic "bunch" on the quarterdeck of the "Colon" that particular morning could not repress a good, hearty American cheer. Hospitality is a famous characteristic of the South, and as we drew near the dock at Gerona we saw that a large crowd had assembled to give welcome to their respective friends. Mayor Knight and Mrs. Knight and Mr. Tolksdorff were the committee of reception from McKinley, and their cordial hand-shakes were sincerely appreciated.

The drive to McKinley in the cool of the afternoon afforded an excellent opportunity to become familiar with the characteristic aspects of Isle of Pines scenery. For a couple of miles out of Nueva Gerona, driving straight westward, one sees the beautiful Casas Mountains immediately at the left hand, full of precipitous cliffs and radiant with color.

The Royal Palms.

The roadsides were sweet with wild morning glories and flowers, which none of the Americans seem ready, as yet, to call by name. Strange birds in gay and gaudy plumage called to us from the thickets. This drive afforded many charming vistas through the pines. Now and then, on one hand or the other, the wonderful royal palms, sometimes in clumps and sometimes singly, added their most effective touch to the landscape. These glorious trees seem almost like midday sky rockets, shooting, as they do, into the air with a swift white line of flight, and then bursting suddenly into curving sprays of foliage far in the sky above. One almost sighs an involuntary "a-ah" as the eye sweeps up the slender white shaft and then catches sight of the bursting of the green rocket a hundred feet in air.

Arrival at McKinley.

Passing through the East McKinley land by the new main road, Mayor Knight's new home, "San Rafael," is seen on the right hand, being the first house of the McKinley colonies to come into view. A short drive brings one to the pretty bridge and clump of royal palms which mark the entrance to McKinley proper, and then, in a few moments, the "Orchid in the Pines," the attractive home and inn kept by Mr. and Mrs. R. W. Dunning, becomes a welcome fact for the traveler. On that particular evening Mrs. Dunning had not slain the fatted calf, but instead had made a raid upon her stock of poultry in honor of my arrival.

Next morning I had my first view of the Big Grove. The sweep of nearly 400 acres of solid clearing, surrounded and clearly defined by the rows of uncut pines on either hand, is a truly impressive sight. One obtains at this first glance a new conception of the magnitude of the McKinley undertaking. From the Grove House piazza can be seen at the far southeast corner of the grove, nearly as far as the eye can reach, the green rows of the first planting of trees set out in June, 1905, and which look healthy and vigorous. Stretching from this corner to the northern limit of the grove can also be seen from the Grove House, more or less distinctly, according to the age and progress of the trees, the balance of the 9,000 trees planted by the Company during the past season. From this glimpse of the first hundred acres planted, even at this early stage one can obtain a very satisfactory indication of what the 500-acre orange grove will be when "grid-ironed," say three years from now, by the glossy, green tree rows stretching almost to the limit of one's vision. The first near-by view of THE M'KINLEY ORANGE TREE,—the supremely interesting thing to all of us,—to be obtained by a visitor to the grove, is had in the splendid five-acre tract of trees set out immediately opposite the Grove House. Here, early in the present month of December, only eleven months after their planting, I saw trees higher than the head of Mr. Black, our gardener, as he and I went down through the rows. These beautiful trees were full of glossy, deep green foliage of last season's growth, surmounted by shoots of a tender, lighter green *from eighteen inches to two feet in length*, the growth of the past few weeks.

Photo by Manager Tolksdorff

PASO REAL BRIDGE OVER DEL MEDIO RIVER, TRACT 291, EAST McKINLEY.—This looks into the McKinley Colony. The stream is only a few feet wide.

Wonderful Growth of Trees.

This sight gave me an interesting opportunity to compare our climatic advantages with those of Florida. In the nursery of Mr. Gillette, at Winterhaven, near Tampa, Fla., only a few days before, my attention had been called to the new growth on their trees, which reached, at a maximum, only two or three inches. At Winterhaven I also noticed that, owing to the drought, the leaves throughout the nursery, in the middle of the day, curled very badly. At McKinley, much to my surprise and gratification, the trees, even at mid-day, were entirely free from any curling of the leaves. Doubtless, this satisfying condition is made possible by the plentiful dews which fall every night and the refreshing sea breezes which come up at sunrise with the regularity of the orb itself, and last throughout the day. This dependable and delicious breeze is one of the most delightful features of the McKinley climate for the citizens as well as the vegetation.

Returning to the subject of the grove, I experienced a comfortable feeling of satisfaction also in the sight of the first installment of 3,000 trees planted this season, covering 32½ acres, which had been accomplished only a few days before I reached McKinley. This is by no means a small undertaking, as one realizes when it is seen upon the ground.

Methods of Tree Planting.

For this planting every preparation had been made well in advance. The tree rows were ploughed, harrowed and a deep bed of earth prepared for each separate tree. It is safe to say that no planting of this magnitude has ever been handled on the Island with more expedition.

The trees were met at the dock of the "Colon" the day they arrived, and taken at once to McKinley. Within *four days* after arrival every tree had been carefully and satisfactorily planted.

Credit for the good work must be given to our new and efficient orange grower, Mr. Thomas D. Hillman, as well as to Mr. Tolksdorff, our manager, and Mr. Black, our chief gardener, who personally accomplished a large part of the planting. In this work many of the other Americans at McKinley also assisted, notably, Messrs. Palmer, Danforth, Aiken, Booth, and Paul Hillman, the active and skillful fifteen-year-old son of Superintendent Hillman. The 32½ acres so planted, being thoroughly cleared up, the long rows of almost bare stalks can be seen distinctly for quite a distance, planted, as they are, so as to run away from the eye, not only in straight but in diagonal lines, like the squares of a checker-board.

These trees had been in the ground between seven and eleven days, respectively, when I arrived. Greatly to my interest I noticed in row after row, that the trees were already making attempts to send out shoots, a good indication of the vigor of the tree and the careful attention in planting. I personally photographed one tree which had been in the ground seven days which showed four shoots of new growth, each at least eight inches long. I obtained a picture of another tree which had been in the ground eleven days showing several shoots certainly a foot long each.

To one unaccustomed to the marvelous growth of tropical vegetation, these sights almost give one an uncanny feeling, like that experienced when the East Indian magician makes a plant grow from seed, then leaf out and bloom before your very eyes. Indeed, a friend to whom I showed the kodak print, remarked: "If you had taken a little more time with your camera you might have had a full-grown tree."

Busy Days on the Big Grove.

To me, the most interesting place in the McKinley settlement was the Grove House, from which can be seen so much work in progress and hustle and activity on all sides. Day after day from the piazza I could see at one time five teams of mules at work, one, for instance, hauling logs from off the cleared portion, two ploughing, one harrowing, and one drawing stakes to the gang marking off the tree rows. At the same time, scattered through the grove there were forty men busily at work preparing for the next planting; one gang was burning brush and clearing up; another grubbing roots; another measuring off the tree rows and planting stakes where the trees are to go, and others following along and preparing the holes where the trees are to be set, and last but not least, a force of five or six natives, in charge of an American, cultivating the trees of last season's planting. This operation consists in breaking up the soil for from three to five feet around each tree, mixing in fertilizer and mulching the tree afterwards with dry soil on top, or leaves, so as to hold the moisture. This particular force is to be kept permanently at work upon the old planting, while the rest of the force are taking care of the new trees and clearing the balance of the grove. The Grove House is thus the center of a vast deal of activity.

The Company's Headquarters.

Mr. Fetter, who has purchased the store from the Company, has a convincing way of displaying his wares, and the store gives every evidence of success under his management. The office quarters in the Grove House, I found, were somewhat cramped, and I have suggested a plan by which they can be made more commodious, and, I believe, more convenient for the settlers in the way of distribution of mail, payment of wages, etc.

On several occasions I took lunch at the Grove House with the men, and enjoyed a good, square meal. I must compliment Mrs. Woodworth and Mrs. Heller upon the well-cooked meals and excellent bill of fare presented every day, and especially upon the corn chowder, which is sometimes a feature of the lunches. The Grove House, under the care of these two ladies, is always kept neat and attractive, and at the noon-day hour the two long tables filling the dining-room are occupied by an appreciative and jolly crowd of eighteen or twenty men, including, when I was there, Mr. Tolksdorf, Mr. Hillman, Paul Hillman, the two Woodworths, Harlow C. Palmer, Dr. Harris, Mr. Reed of Erie, Pa., Mr. Black, Mr. McNeil, Mr. Widner and others.

The Grove House is really "headquarters" in many senses of the word. I was pleased to hear many glowing accounts of the Thanksgiving dinner which had been held at the Grove House on Sunday, December 2d, at which some 76 McKinley people sat down to the table. Mrs. E. C. Knight, with the hearty co-operation of many other McKinley women, arranged for the occasion, which passed off with much spirit and good feeling. We must all hope that this holiday celebration will be but the first of many delightful occasions to be joined in by an ever increasing number of McKinley citizens. It is evident that the spirit of co-operation and desire to "pull together" shown at this Thanksgiving dinner is full of promise for concerted action, and all that such spirit means for the good of our Colony, for years to come.

The Sunday Service.

On Sunday, December 9th, I had the pleasure of attending the fourth weekly song-service at the Grove House. This custom also has been inaugurated by Mrs. Knight, who is throwing her attractive personality most enthusiastically into McKinley doings this winter. The meeting was conducted by Dr. Harris, who, after reading the 19th Psalm, "The Heavens declare the glory of God," spoke with much feeling and most interestingly of the wonderful aspect of nature in the tropics, not omitting the lesson of the love and care of the Maker of the universe for His children. Indeed, one cannot fail to be solemnly impressed with the remarkable beauty of the nightly heavens seen in the latitude of the Isle of Pines. The first night I was at McKinley I was glad to find my favorite constellation of Orion,—the small dipper,—still guarding the east, each star wonderfully luminous. Jupiter, too, rises in the same quarter at this season of the year early in the evening with almost the radiance of a small moon.

The song-service that Sunday afternoon continued for an hour. Each one brought over a contribution of such

song books as could be found at home, and the singing was not interrupted in the least by the fact that a certain selection might be found at number 79 in the "Finest of the Wheat," a Methodist hymnal brought over by Mrs. Heller, I believe, or number 410 in the Presbyterian "Church Hymnary," brought by Mrs. Young. The whole meeting was delightful in its informality, and remarks were welcome from all. Mr. Hillman, our grove superintendent, spoke forcibly and well. He dwelt quite at length upon the subject of the love of work. He made an appeal to all to love the orange tree, which, he said, was the most attractive of fruit trees, and so responsive to every bit of care and attention that, as he put it, one could almost notice a change in looking at a grove after the owner had merely walked through.

The attendance at the Sunday meeting filled the northern half of the big Grove House piazza and reached about fifty in number. The house, let me say, has an elevation of a hundred and fifty feet above the sea level and faces the east. The view is a charming one. The eye first notices the thrifty orange trees immediately across the road, then catches sight of the long line of royal palms fringing the main arroyo that flows southerly through the grove, then reaches the uncut pines at the far easterly border of the grove, and finally rests in satisfaction upon the distant Casas Mountains.

That Sunday afternoon Mr. Black had decorated the whole piazza with graceful palmetto branches, which rustled in the fresh breeze from the sea and almost produced a musical accompaniment for the singing. It was most interesting to see the people, driving in from their own tracts, unload at the Grove House and join the crowd on the piazza with a cheery word of greeting.

Photo by Manager Tolksdorff

SUNDAY AFTERNOON SERVICE AT HEADQUARTERS.—These services are much enjoyed by the settlers and visitors. The porch overlooks the 500-acre orange groves, the view of which is beautiful.

McKinleyites at Home.

Much of my time at McKinley was pleasantly spent in visiting many of the tracts which are being improved and talking with the McKinley settlers. Not far north of the "Orchid in the Pines" is the home of Mr. and Mrs. George R. McMullen, where I found Mr. McMullen inspecting a considerable planting of tropical fruit trees and shrubs which he had just set out. His grove of orange trees is looking well.

I enjoyed a very pleasant call at the plantation of Mr. and Mrs. Parsons, where I saw one of the most attractive homes on the Isle of Pines. Under the artistic hand of Mrs. Parsons, the interior, with its handsome rugs and draperies, was very charming. When I called, late in the afternoon, the "men folks" were all down at the swimming hole enjoying themselves, but soon put in an appearance and gave me welcome.

Still farther to the north is the tract where Mr. Cleland has established his home and his blacksmith shop, and where I found him busily engaged one afternoon. Here, too, he has quite a plantation of orange trees, which look thrifty and full of promise. The blacksmith shop, under Mr. Cleland's management, is a very useful adjunct to our McKinley proposition, for he can fashion almost anything in the line of hardware and repair damages to almost any kind of implement.

Near-by Mr. Cleland is the home of young Mr. Brown, who also has a very nice showing of orange trees. Mr. Brown is one of the most enthusiastic and successful McKinley men I met. He counts himself several hundred dollars to the good since he went to McKinley, about a year ago, in addition to having a good living and a good time. He displays the proper spirit and has my best wishes for his continued success.

North of Mr. Cleland is the tract quite recently taken by Mr. Garden, whom I also found at work upon his tract driving his fence posts, with the assistance of Mr. Brown. The holes for the fence posts show very clearly the excellent quality of the red gravel sub-soil which underlies much of the McKinley land. Mr. Garden, I understand, is to put in five acres of trees at once. Indeed, it seems to be the motto throughout the McKinley Colony, "Get in your trees as early as possible and dividends will the sooner begin."

Another very charming and most pleasant home is that of the Messrs. George and Charles Young, which I visited one pleasant afternoon. I found both the Messrs. Young and young Mr. George Young hard at work in various parts of their plantation, while at the same time, within the attractive house the ladies were keeping up a hum of conversation and operating as well a most home-like looking "Domestic" sewing machine. The citrus groves of the Youngs are as fine as anything I saw anywhere on the Island. Some of the trees upon the rich, low land west of the arroyo are making a really wonderful growth. The Youngs think particularly well of grape-fruit and lemons. The Youngs' pinery is the largest planting of pineapples I saw upon the McKinley tract, and seem to be coming forward famously at the present time. They have 1,200 pines under partial shade, and must certainly look forward with considerable anticipation to the time when they come into bearing, in view of the prices obtained this season by Mr. Rogers.

One of the places which gives greatest evidence of careful attention and cultivation is the tract of Mr. and Mrs. J. H. Bostwick, where the orange trees are doing exceptionally well. It being close on toward Christmas time and there being a youngster in my family at home particularly fond of dogs, I was considerably interested in Mrs. Bostwick's famous "woolly dog," which has more the appearance of being a make-believe dog out of a Noah's ark than any other canine I ever saw. His woolly coat curls tightly about him and would cause him easily to be mistaken for a lamb were it not for a very healthy baritone voice which he possesses.

Mr. Grant H. Thompson is another enterprising settler whom I found hard at work upon his tract among the citrus trees which, in common with everybody else I saw, he is certainly in love with. His grove is coming forward very satisfactorily.

To the east of the orange grove I had a glimpse from the fence of the plantation and comfortable home of Mr. Woodworth, although I did not get time to go in.

Adjoining the big grove on the north is the fine grove of Mrs. Waters, the growth of whose trees is unexcelled anywhere on the whole property. They have been planted only about a year, and, remarkable to relate, some orange blossoms were found on the trees this winter. The grove has been receiving excellent care, in the absence of Mrs. Waters, through Mr. George O. Widner.

On the road between the "Orchid" and the Grove House are the homes of Messrs. Booth and Aiken, in an excellent location. Both are working steadily for the Company and accomplishing good results.

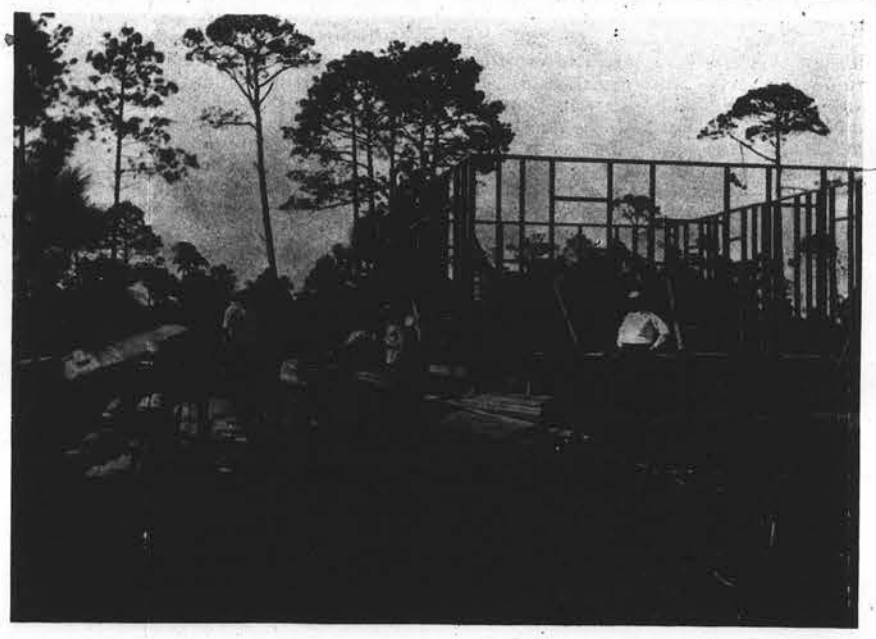


Photo by Managsr Tolksdorff

HON. ERASTUS C. KNIGHT'S NEW HOUSE, ON TRACT 292 (S. E. Corner) EAST McKINLEY.—Mayor Knight is standing on the extreme right, Mr. Perry V. Rockwood in the center and Mr. S. H. Woodworth on the left.

A Bit of Isle of Pines History.

One of the chief occasions for my trip to the Island was found in our new undertaking, the East McKinley proposition, which I found was being received very favorably by the original McKinley people. They are quick to see that every additional settler in the locality means just so much added interest and force to the whole project.

I spent considerable time in going over the matter of the title to the East McKinley land in the office of the Registrar in the Isle of Pines, and also in consultation with the best legal talent available at Havana in that conection, with an entirely favorable result. There is a considerable amount of interesting historical material now at hand concerning the Island which should really be preserved in permanent form, a work which it is hoped will soon be undertaken by some competent writer. The registrar of property, Senor Zarraga, told me how, late in the eighteenth century, the title to the whole island had been granted by the Spanish crown to one Capt. Nicholas Duarte for brilliant military service. The Captain had seven children, to each of whom he left at his decease a seventh part of the Island. From these children and from the estates so founded, the principal historic names of the Island are derived. The seven estates so created are as follows: (1) Sierra de Casas, (2) Santa Rosalia, (3) Santa Fe, (4) Santa Rita de la Jagua, (5) San Pedro, (6) San Jose or San Esteban, (7) Santa Barbara de las Nuevas.

Ex-Mayor Knight's New Home.

Mr. Knight and I spent a whole half day driving over the East McKinley land, and I was gratified to find that it has all of the excellent qualities and general appearance of the original McKinley tract so thoroughly tested by this time in all sections by our settlers. It is upon the main road which leads from the McKinley tract across Paso Real bridge, and so on through East McKinley, that Mr. Knight has decided to place his new home. This attractive house of the bungalow type has been in construction for several weeks, and Mr. Knight hopes to begin housekeeping in it about the middle of January. It was ready to be enclosed the day I came away, and just before we left Mr. Knight sent Perry Rockwood to the top of the roof with an American flag, and a photograph was taken of the scene. The house has many of the characteristics of the three larger places on the McKinley tract, viz., the Parsons, the Young and the Dunning houses, with many new touches suggested by Mrs. Knight herself. A semi-circular driveway will lead from the road to the piazza, which, ten feet wide, extends around the house. The pillars are large cabbage palm trees, most beautifully mottled and colored, looking, at a short distance, like beautifully grained marble. These have been carefully selected by Mr. Knight and young Mr. Erastus Knight, and were all ready to be put up when I was there. Mr. Knight is making immediate preparations for planting an orange grove of twenty acres, a part of which at least he hopes to have set out during the present season.

Game at McKinley.

Speaking of Mr. Knight reminds me of a half day he and I spent with our guns in the woods. I think Mr. Knight may not have formed a very high opinion, before starting, of my ability as a wing shot, perhaps owing to the lamentable lack of success shortly before experienced (according to the story I have heard) by himself and 'Rastus. However, now that I am relating the tale, *my* score on pigeons was a *perfect* one, as I can prove by Mrs. Dunning, who cooked the birds. That particular day we happened to

see no quail, but sportsmen about McKinley report that quail this season are much in evidence, and one man said that it was almost a pity to shoot them, they were so tame and so abundant.

Speaking of game, I must mention the delicious fish dinner I enjoyed on the "Cristobal Colon" both going to the Isle of Pines and on the return trip. These fish were caught only a few hours before, near the steamer, and were as delicious and finely flavored as anything I ever ate.

Camp of the American Soldiers.

One of the most interesting scenes to visitors to the Isle of Pines this winter is an encampment of thirty American marines, with their regular officers. They are encamped on the plaza at Nueva Gerona, near the Catholic Church, and the large American flag at the head of the company's street is a cheering sight to the passer-by. The soldiers are full of interest regarding the Island and one meets them exploring in many different sections. One day the whole company "hiked" over to McKinley, where they were given a good dinner at the Grove House and where Mr. Tolksdorff secured a photograph of them, reproduced on this page of the HERALD.

Good Returns to Orange Growers.

The possibilities of citrus fruit culture in the Isle of Pines seems to have commanded the attention of all the American settlers, and it is gratifying to find that every year adds new facts and somewhat widens the scope of this industry. The oldest of the budded orange orchards on the Island are only about five years old, and are, therefore, just coming into bearing. I saw splendid five-year-old trees bearing many boxes during the present season. This includes grape-fruit, oranges and lemons. The latter are coming to be highly thought of, and, on the Isle of Pines, prove to be an all-the-year-round crop. I picked from the same tree, early in December, a ripe lemon and a bunch of fragrant blossoms. The four-year-old grape-fruit trees of Mr. Mason have made a splendid record this year. From one tree have been picked SEVEN AND ONE-HALF boxes of fruit which sold at Atlanta at better prices that Florida fruit, viz., $4.50 a box. This particular tree, in fact, was only three years and eight months old.

Praise for Isle of Pines Management.

I am glad to report through the HERALD, as I have already done at the home office, that the forces at McKinley are thoroughly organized, well equipped and working with the proper spirit of energy, determination and harmony.

Mr. Thomas D. Hillman, our new orange grower, has had an extended experience in the growth and care of citrus fruits, not only in Florida, but also in California. He has further had three years' experience on the Isle of Pines, and has already, in my opinion, demonstrated his fitness for our work. He takes hold of the undertaking with the utmost interest and energy. He is personally a hard worker and gets good results from the force of natives under his control.

At McKinley we are engaged in a large and civilizing work. We are helping to develop a fertile and charming island into a progressive agricultural section, instinct with the life of twentieth century America. The curtain has been rung down upon the old Spanish regime! Citizens of McKinley, you may well feel that you are on the firing line of a new civilization. The names of the early settlers at McKinley will some day form a genuine Roll of Honor.

I offer to the Pioneers my most hearty congratulations upon the victories already won, together with best wishes for continued success and prosperity through many happy New Years.

MARC W. COMSTOCK.

Photo by Manager Tolksdorff

U. S. MARINES ON A "HIKE."—There are 25 marines stationed in the Isle of Pines, 13 of whom paid McKinley a visit recently and were photographed in front of the headquarters.

VALUABLE NATIVE FRUITS.

Mr. A. B. Young Contributes an Interesting Letter.

TO THE EDITORS OF THE HERALD:

A Northerner in the tropics not only gradually loses his appetite for a constant meat diet, but craves fruit, and a kind Providence has provided for it in such profusion that with a little care in the selection of varieties an abundance of fruit can be easily obtained the year around, at no more trouble and expense than is given to the care of fruit trees in a northern garden. Each fruit has its season, but with some attention at first, a most astonishing variety can grace the table of our McKinley planters each day in the year, a luxury almost beyond the reach of any northern millionaire.

Of the more hearty fruits, some of them meat substitutes, we have at hand

Avocado,	Mango,
Plantain,	Cocoanut,
Banana,	Japan Persimmon,
Breadfruit,	Maumee,
Fig,	Sapodilla,
Date Palm,	Guava.
Papaya,	

Most of these are known North, and many of us have tasted them, possibly as novelties, picked green a month old—and have not liked them.

It seems to me that the taste and appetite for tropical fruit is born in the tropics and is a result of our needs or actual necessities there.

The Avocado fruits from possibly July to late in December, ending with the "Trapp" (a new variety). The avocado is well called "'midshipmen's butter," for it is rich in oil. The pleasant, nutty flavor makes it very palatable, and eagerly sought for. It is a hearty food, and is considered one of the most valuable fruits of the South.

The Plantain, when once eaten, fried or roasted in boiling olive oil, as I have seen it served on the SS. "Cristobal Colon," is invariably ordered again.

The Banana we are familiar with as a fruit, but as a food it has great value.

The Banana, Cocoanut, Breadfruit, Fig and Date are, in the different countries in which they grow, the sole food supply for fully half the human race.

It has been said many times that the Cuban revolutionists could never have carried on their everlasting wars with Spain without the Mango, which grows luxuriantly in all parts of Cuba and the Isle of Pines. At McKinley are trees seven feet in diameter. It is a food-fruit, and the finer Indian varieties are most delicious.

While in the Isle of Pines last year there was probably no one thing that impressed me more as to the possibilities of McKinley than the Papaya, or as called in Florida, the "Pawpaw." Reasoner Bros. describe it as "a magnificent plant, after the style of the well-known castor bean, having seven lobed leaves, palmate and terminal like a palm. The fruit is from 6 inches to 12 inches long and four or more inches thick, somewhat like a muskmelon. Green fruit is cooked like a turnip. The juice of the fruit or the macerated leaves if rubbed on meat makes it very tender. It is best to roll the meat and leaves together for a few hours." A year-old papaya tree is three to four inches in diameter and 8 or 10 feet high, palm-like, no branches or leaves excepting at the top. Under and just below the umbrella-like clusters of leaves hang the fruit, maturing at this age. They grow in three or four regular rings around the tree, four to six fruit in each ring, the lower ring ripening first, the next ring being smaller and above the upper fruit ring are the flowers, also in a ring.

They begin to ripen fruit after nine months from seed and bear continuously for the life of the tree—about six years. The fruit is much like a muskmelon. It can be cut in half, seeds (numerous, hard, round like buck shot) and pulp scooped out, and the meat eaten with a spoon. The only variety I had an opportunity of eating tasted like a cross between a peach and plum; neither mealy nor juicy; rather hearty, palatable and refreshing.

Frank Carpenter wrote from Panama a year ago, "The Papaya is like a muskmelon and is fit for a king." He must have found a delicious variety. A dozen or two seeds planted anywhere, and left without care or cultivation, would easily produce two or three ripe melons every day in the 365, forming a valuable addition to the daily fare.

The Papaya trees mentioned had been planted at the side of a house, like, for instance, hollyhocks, and had received absolutely no care, "simply growed," like Topsy.

Many of the above list of meat substitute fruits have been grown on the McKinley tract for years with no care whatever, yet are maturing yearly liberal crops of fruit, but would, of course, respond handsomely to cultivation, in greater abundance and probably richer flavor.

All of the above list are now planted on our tracts with half a hundred other varieties of fruit.

I believe that we cannot too soon begin to surround our house lots with a few of each variety of the more valuable tropical fruits, for our own eating. They mean health, pleasure, a bountiful larder and at practically little cost.

I still believe, and with increasing confidence, that nowhere else can an easier living be made, nor sooner a competency than in the Isle of Pines, and further, no better fruit lands have I seen anywhere on the Island or in Florida than we have at McKinley.

Yours very truly,

ALBERT B. YOUNG.

CALIFORNIA.

Dust.
Fogs.
Japs.
Frost.
Fleas.
Drought.
Rebates.
Irrigation.
Oiled roads.
Cold nights.
Car-famines.
Earthquakes.
Fertilization.
1870—a desert.
1906—an oasis.
Land $300 per acre.
Water $2.50 per inch.
3,300 miles from New York.
Summer temperature, 116 degrees.
Freight to New York, 90c per box.
Fourteen to 18 days east by fruit express.
Value of last year's citrus crop, thirty million dollars.
Amount invested in citrus culture, sixty million dollars.

McKINLEY ITEMS.

Glorious weather.

And such nights for sleeping!

Lots of fresh vegetables coming on.

Hope the soldier boys will pay us another visit soon.

Cleland's forge and blacksmith shop is a busy place these days.

Clearing and planting land will be carried on upon a large scale this winter at McKinley.

Mrs. S. H. Woodworth and Mrs. F. R. Heller have been simply indispensable in making things comfortable at headquarters.

There are 12,000 American troops in Cuba and not a case of climatic disease among them. Speaks well for our climate, doesn't it?

The papers say there has been plenty of snow up in the States. Gee, isn't it nice not to have to clean off the sidewalks and 'tend the furnace?

If you have a bicycle, bring it with you when you come to McKinley, as you can ride almost anywhere on a wheel in the Colonies, and visit other parts of the Island also.

It is a pleasure to see the way this newly-arrived Florida stock takes hold when planted. These healthy young trees settle down in their places in a way that speaks well for their growing qualities.

When you start to build your house at McKinley, if you are able to put up a good one, don't try to figure how cheaply you can build it, but remember the more *you* do the more you are encouraging others to do.

New settlers needn't worry over bringing a team of mules at first, as a man and team can be hired for plowing at $5 a day. Later, when your fruit begins to ripen, you may need a team, but plowing and cultivation can be done more economically by hired teams at first.

Mr. M. J. Payne, whose interesting letter appears in this issue of the HERALD, states that Mr. Floyd Payne's young grove is looking well. He says that Floyd values his tract at $200 per acre, as it stands today.

Mr. Perry Rockwood is another "North Ender" whose place shows the result of his energy and push. It is looking fine.

Messrs. Charles and George Young write that they are setting out 25,000 tobacco plants, and expect to have a crop of tobacco next summer. This is the first time any of our colonists have undertaken tobacco growing, though it is one of the most profitable crops of the Isle of Pines. The results of this venture will be noted with interest.

East McKinley Land at $30 per Acre

Adjoining the famous McKinley Colony, sold to and being settled by 500 Americans. High, dry, fertile soil, perfect titles, easy payments, 10 per cent. off for cash. Enormous increase in values certain to enrich early investors

POSITIVELY ONLY 1,000 ACRES AT THIS PRICE

HUNDREDS OF ACRES ALREADY SOLD TO SCORES OF FORTUNATE BUYERS. THE PRICE WILL ADVANCE AS SOON AS THE BALANCE OF THIS FIRST 1,000 ACRES IS ALLOTTED

The announcement of the opening of the East McKinley Tract, made in the December HERALD, created tremendous interest, not to say excitement, among our Bondholders and prospective investors.

Everybody realized at once that this move on the part of the Tropical Development Company could mean only two things:

FIRST—An immediate increase in value of lands in the original McKinley Colony, and

SECOND—A phenomenal advance in values in East McKinley land above the *special introductory price* of $30 an acre, at which the Company announced it would sell the *first 1,000 acres on easy payments, with 10 per cent. off.*

Bondholders Now Buying in East McKinley.

This announcement was followed at once by a flood of inquiries from out-of-town Bondholders and their friends, while the Company's offices have been the scene of immense activity—crowded with eager buyers and enthusiastic investors.

Scores of acres have been sold to our former Bondholders who have jumped at the chance to get some of this land right beside the original Colony while it could be purchased at the present *special price.*

Meantime, at McKinley, the officials of the Company have been busy daily showing new arrivals and visitors over their land, and the cables between Havana and Buffalo have been kept hot with messages advising the sale of McKinley acreage.

This purchase of land by visitors and Bondholders at East McKinley is particularly significant and important, as it proves conclusively the superior quality of the East McKinley soil and the general desirability of the tract for citrus fruit and vegetable culture.

Description of East McKinley.

The East McKinley Tract consists of only 3,613 acres, or, say, 360 ten-acre tracts.

There is no finer property in the Isle of Pines than this estate.

Separated from the McKinley Colony lands only by the narrow width of the Del Medio River, it runs parallel with it for a distance of 5½ miles, or from a point close to the Manigua Groves, far to the north, beyond Port McKinley.

In general appearance it is a vast natural park, wooded with an open growth of pine and palm, precisely similar to the original colony lands before our work of development was undertaken there.

Its soil also is identical with that of McKinley—a loose sandy loam, which experience has proven to be admirably adapted to orange growing or general farming.

Surveyed in ten-acre tracts, fronting on 40-foot roadways, and incorporated as a part of the original McKinley Colony, its allotment is certain to be rapid and its development is assured. Already houses are springing up there and newly-arrived settlers are busy clearing their tracts.

Photo by Manager Tolksdorff

GENERAL VIEW OF EAST McKINLEY LAND.—This gives a good idea of what East McKinley land looks like. Observe how open the pine woods are, and how free from undergrowth. There is little choice in tracts.

Present Price only $30 Per Acre on Easy Payments.

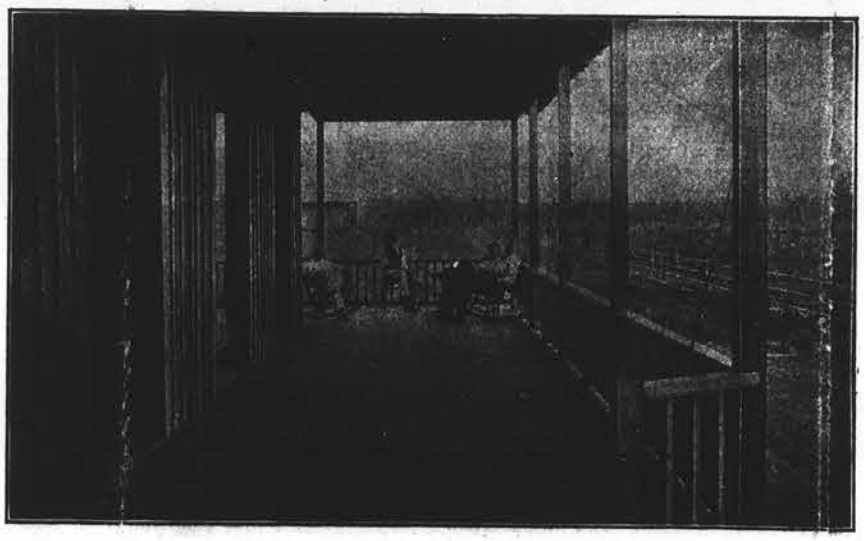
The price of the first 1,000 acres is $30 per acre.

You cannot duplicate this offer anywhere in the whole Republic of Cuba today!

Remember the location of this land. It is right beside the original McKinley Colony, with its general store, sawmill, hotel, blacksmith shop, orange groves and scores of American settlers ready to bid you welcome.

The Tropical Development Company has built a bridge over the Del Medio River (a stream 12 feet wide) to connect McKinley with EAST M'KINLEY (Tract 291), and every tract in EAST M'KINLEY will be accessible by a 40-foot road. This land is similar to the land in the original McKinley Colony, and is sold under our absolute guarantee that every acre is high, dry and tillable, with the right of exchange for any other unsold acreage of equal size before deeds are issued.

We refer to 500 satisfied investors to prove our honesty and fair dealing.



PORCH OF THE GROVE HOUSE, McKINLEY COLONY.

How Land Can Be Purchased.

As stated above, the present price of EAST M'KINLEY land is only $30 PER ACRE.

This offer is made only to ACTUAL BONDHOLDERS of the Tropical Development Company, and if you are not already a BONDHOLDER, it will be necessary for you to purchase AT LEAST ONE PROFIT-SHARING GOLD BOND for each 10 ACRES OF EAST M'KINLEY land you wish to buy. If you buy TWO BONDS, you have the right to purchase 20 ACRES; THREE BONDS, 30 ACRES; FOUR BONDS, 40 ACRES, and so on. No less than 5 ACRES and ONE BOND will be sold.

The par or face value of our PROFIT-SHARING GOLD BONDS IS $100 each, and they carry with them a bonus of TWO HOUSE LOTS, 50x150 FEET EACH, or ONE BUSINESS LOT, 50x150 FEET, ABSOLUTELY FREE IN M'KINLEY.

The present cash subscription price is $76.50 PER BOND, which includes the free town lots.

THEREFORE, ONE BOND AND 10 ACRES OF LAND IN EAST M'KINLER WILL COST $376.50, if payments are made on the liberal installment plan devised by the Tropical Development Company, or a discount of 10 PER CENT. on the price of the land is allowed where full cash is paid at time of purchase or 60 DAYS thereafter.

PAYMENTS may be made as follows: $94.13 DOWN and all equal sums March 15 and Sept. 15, 1907, and March 15, 1908, or 10 PER CENT. OFF THE PRICE OF THE LAND IF YOU PAY THE BALANCE IN 60 DAYS AFTER YOUR FIRST PAYMENT.

ONLY 1,000 ACRES AT THIS PRICE. REMEMBER, we shall positively sell ONLY 1,000 ACRES at the present price—not an acre more. We expect to close out the balance of this first thousand acres in A FEW DAYS—so you must *act* PROMPTLY or pay more if you delay. You will never have such a chance again. FORTUNES AWAIT EARLY INVESTORS.

Today is the Day

to accept this offer. Send in your subscription for as many BONDS and ACRES as you can buy, BEFORE THE PRICE ADVANCES.

APPLICATIONS will be filled in the order received—FIRST COME, FIRST SERVED, and EARLY BUYERS will get the CHOICEST LOCATIONS. All money received after the price advances will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, or to ADVANCE THE PRICE OF LAND WITHOUT FURTHER NOTICE.

TROPICAL DEVELOPMENT CO.

BUFFALO OFFICE:
304 Mooney-Brisbane Bldg., Main St.

CLEVELAND OFFICE:
306 Park Bldg., 30 Public Square.

Both offices open from 8 to 10 P. M., Saturday and Monday nights.